



Town of Moultonborough Planning Board

Notice of Decision

Site Plan Review

Jonathan's Landing Condominium & Yacht Club Association Tax Map 283, Lot 14

September 14, 2011

Applicant: Jonathan's Landing Condominium & Yacht Club Association
17 London Hill Road
Moultonborough, NH 03254
Location: London Hill Road (Tax Map 283, Lot 14)

On September 14, 2011 the Planning Board of the Town of Moultonborough opened a public hearing on the application of Jonathan's Landing Condominium & Yacht Club Association, 17 London Hill Road, Moultonborough, NH 03254 (hereinafter referred to as the "Applicant" and/or "Owner") to allow construction of additions to existing decks for Building 22, Units 3 & 4.

The public hearing was closed on September 14, 2011. At the regularly scheduled Planning Board meeting on September 14, 2011 the Board voted by a vote of seven (7) in favor (Coppinger, King, Ryerson, Maroun, Charest, Howard, Jensen), none (0) opposed, to **GRANT** their request for a Site Plan Review Permit subject to the following conditions:

1. Conformance with Plan

Work shall conform with the plans entitled, "Tax Parcel ID #283014000000, Deck Expansion Plan, Jonathan's Landing Condominium, Moultonborough, NH, owned by Jonathan's Landing Condominium & Yacht Club Association, prepared for Building 22 Unit 3– Iona Walzel, and Building 22 Unit 4 – Elena and Kenneth Mosher, prepared by TF Moran, Inc., 48 Constitution Drive, Bedford, NH 03110 and dated August 18, 2011.

2. Amendments

Any modification to the revised approved plans created by TF Moran, Inc. titled Jonathan's Landing Condominium, Moultonborough, NH and dated August 18, 2011, Amended September 9, 2011, and any modification of any condition of this approval, together with previous approvals unless otherwise specified in this decision, must receive the prior approval of the Planning Board, unless deemed insignificant by the Town Staff.

In such case the applicant shall submit to the Land Use Office the requested changes who shall seek Board approval of the changes. The applicant will not proceed unless the Town first provides written approval of the requested insignificant changes.

3. Endorsement of Plan

Following the vote of approval by the Planning Board, and the statutory thirty (30) day appeal period in accordance with RSA 677:15, the Planning Board Chairman shall sign the approved plan, subject to conditions of this approval, which shall be recorded at the Carroll County Registry of Deeds. The conditions of approval of this Conditional Use Permit shall be placed on the final plans, or this decision shall be recorded with the plans, at the Carroll County Registry of Deeds, in accordance with RSA 676:3 (III), within ninety (90) days of signing of the plans by the Planning Board Chair and prior to any construction commencing.

4. Site Plan Regulations

The Site shall be constructed in accordance with the requirements of the Site Plan Regulations and any other applicable rules and regulations as affected by this decision.

5. Transfer of Ownership

Within five (5) days of transfer of ownership of the site, the Applicant, their successors or assigns, shall notify the Board in writing of the new owner's name and address. The terms, conditions, restrictions and/or requirements of this decision shall be binding on the new owner and its successors and/or assigns.

6. Fire Department

All work shall comply with the requirements of the Moultonborough Fire Department as affected by this decision.

7. Office of the Building Inspector

All work shall comply with the requirements of the office of the Moultonborough Building Inspector as affected by this decision.

8. Utilities

Any utility installation shall be reviewed and approved by the Code Enforcement Officer prior to the issuance of a Building Permit.

9. Lighting

All lighting shall be in conformance with the Town of Moultonborough Zoning Ordinance and Site Plan Regulations.

10. Signage

Any proposed signage shall be in compliance with the Town of Moultonborough Zoning Ordinance, Article 5, and shall be reviewed and approved by the Code Enforcement Officer prior to the issuance of the Certificate of Occupancy for the site.

11. Testimony and Representation at Public Meetings

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Public Meeting(s) shall be incorporated into this approval and part of this Notice of Decision.

12. Right to Amend Decision

The Planning Board reserves the right to modify or amend this approval on application of the owner, lessee, or mortgagee of the premises, or upon its own motion, as permitted by the Town of Moultonborough Site Plan Regulations, Section 6, and RSA 676:4.

13. Violations

Violations of any condition of this decision shall result in placement of a Stop-Work Order or a Cease and Desist Order, as appropriate, on the property by the Building Inspector and/or the Planning Board, unless the violation of such condition is cured within fourteen (14) days, or waived by a majority vote of the Planning Board. Outstanding violations of the approved plans or conditions of approval may result in the revocation of this approval by the Planning Board.

This decision shall not take effect until thirty (30) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, it is recorded in the Carroll County Registry of Deeds, in accordance with RSA 677:15.

Joanne K. Coppinger
Chairman, Planning Board

Date _____